

# PARK LAND ANALYSIS

	PLAN	REQUIRED
439 LOTS 1AC / 70 LOTS		6.20 AC
PLAYGROUND	1.00 AC	
PARK AT WELL SITE	0.50 AC	
POOL (2,500 sqft)	1.50 AC	
RECREATION CENTER BUILDING (1,500 sqft)	1.00 AC	
PARK AT TANK SITE	0.25 AC	
PARK AT POOL	0.50 AC	
ATHLETIC COURT	1.50 AC	
	6.25 AC	6.25 AC

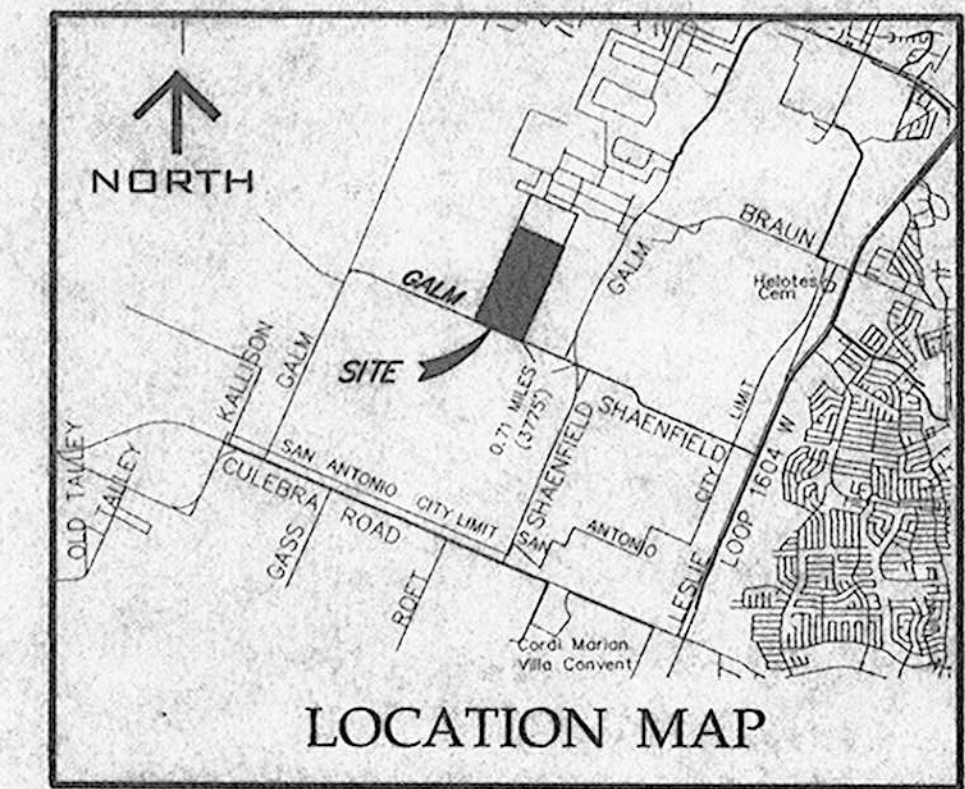
# PLANNED UNIT DEVELOPMENT ANALYSIS

UNIT	NUMBER OF LOTS	ACREAGE	DENSITY (LOTS/ACRE)
1	28	7.56	3.7
2	33	5.48	6.0
3	51	8.92	5.7
4	61	8.86	6.9
5	30	4.24	7.1
6	47	7.30	6.4
7	37	7.32	5.1
8	58	8.91	6.5
9	30	4.26	7.0
10	57	9.12	6.2
<b>TOTAL:</b>	<b>432</b>	<b>71.97</b>	<b>6.0</b>

## LEGEND

- BOUNDARY UNIT LINE
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- R.O.W. LINE
- EXISTING CONTOUR

NORTH  
SCALE: 1" = 200'



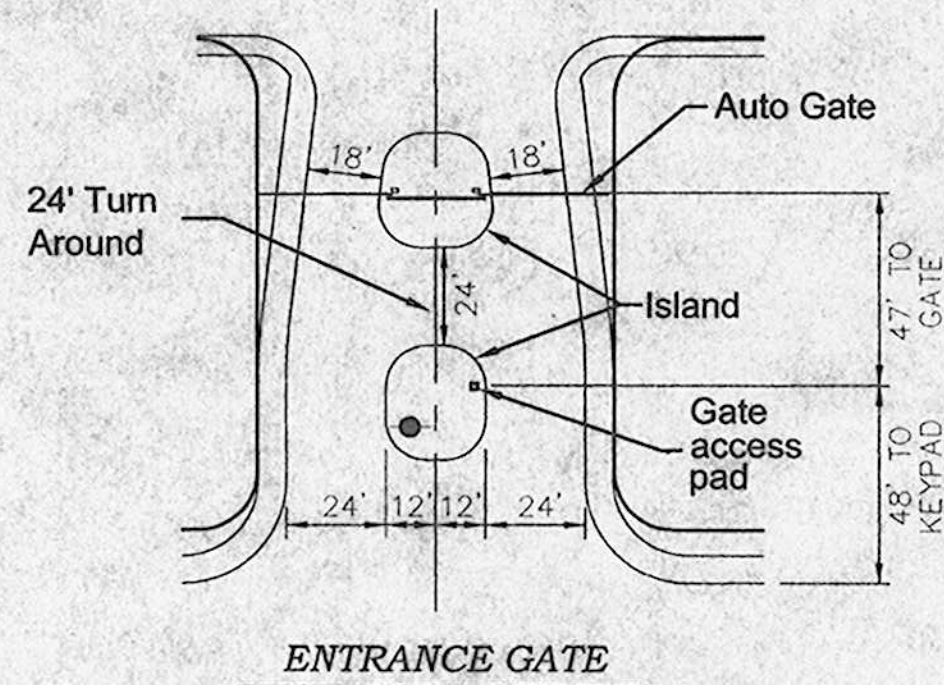
ALL BEARINGS AND DISTANCES REFERENCED HERE ON THE OVERALL TRACT ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE (NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS), AND AS SHOWN ON SURVEY PLAT BY BROWN ENGINEERING COMPANY, DATED APRIL 27, 04.

## LEGAL DESCRIPTION

71.97 ACRES OUT OF THE M.M. MUSQUIZ SURVEY NO. 80, SECTION 5, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.

## OWNER/DEVELOPER

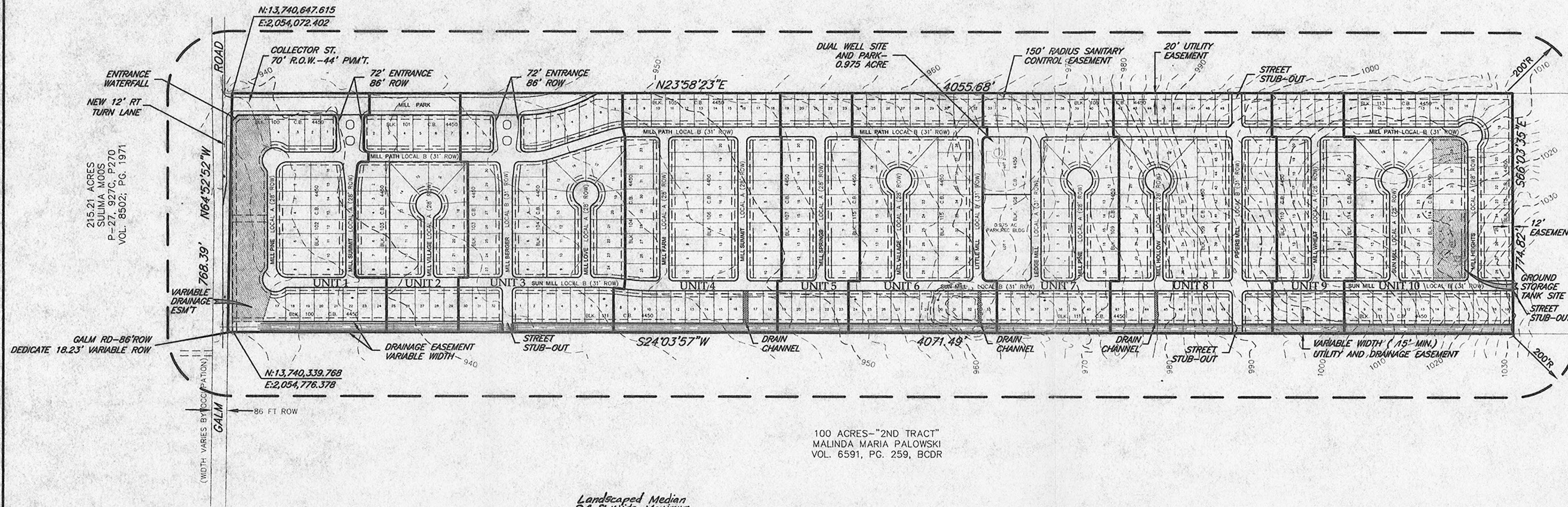
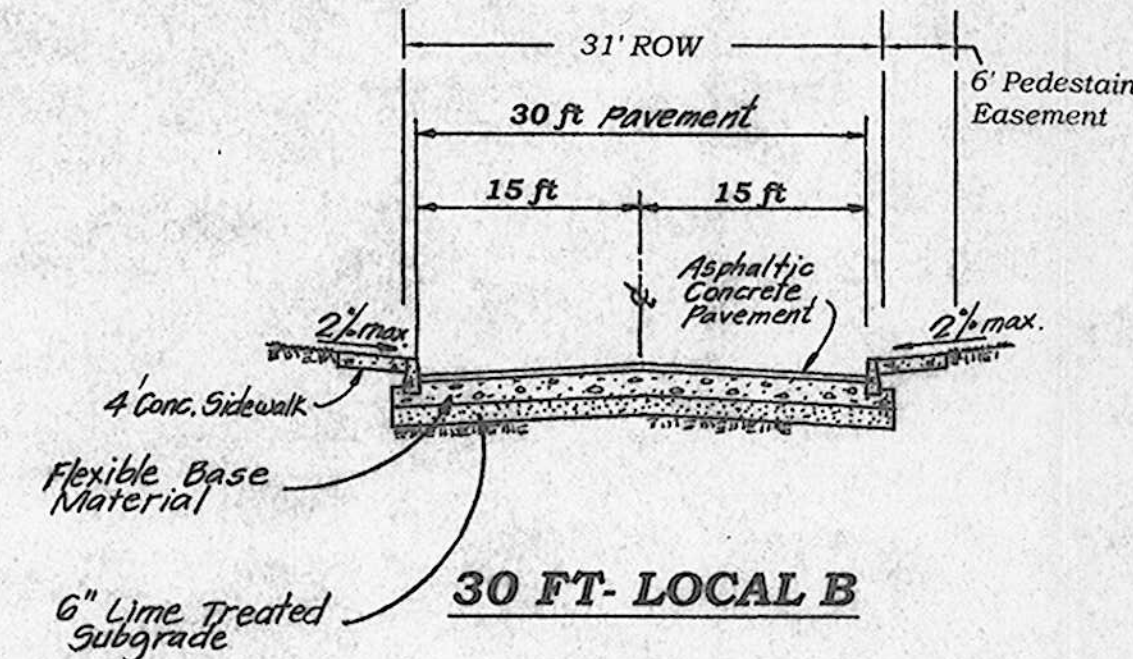
H.L.H. PROPERTIES-H.L.H. DEVELOPMENT  
13409 N.W. MILITARY HWY., SUITE 302  
SAN ANTONIO, TEXAS 78231  
(210) 493-2833  
(210) 493-6772-FAX



## NOTES

- JULY 7, 2006 CHANGES INCLUDE LOT REDUCTION IN UNIT 1, REVISED PHASING OF ALL UNITS AND MINOR CHANGES IN STREET AND LOT CONFIGURATIONS.

125 ACRES  
ELSIE E. SCHNEIDER - TRACT "D"  
VOL. 3756, PG. 2020, BCRPR



20.076 ACRES  
ERNE DEWINNE, et ux  
VOL. 8041, PG. 1173, BCRPR

RECEIVED

06 OCT -5 PM 12:55

LAND DEVELOPMENT  
SERVICES DIVISION

Revision to P.U.D. # 05-0354

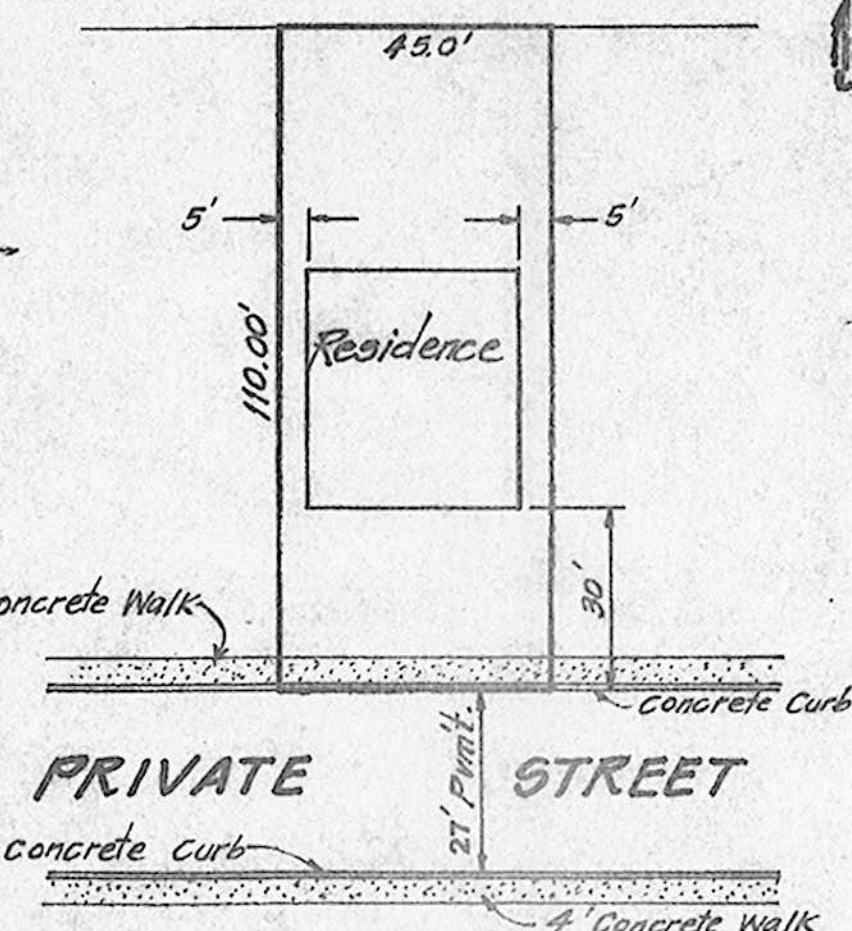
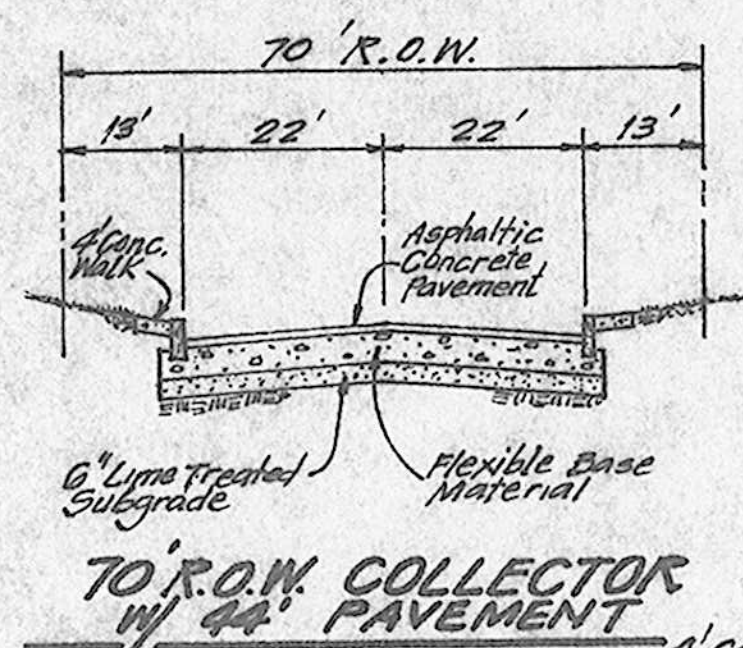
APPROVED: *[Signature]*  
Director of Development Services  
City of San Antonio  
Date 10/6/06

THIS PUD OF LAURA HEIGHTS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 2006.

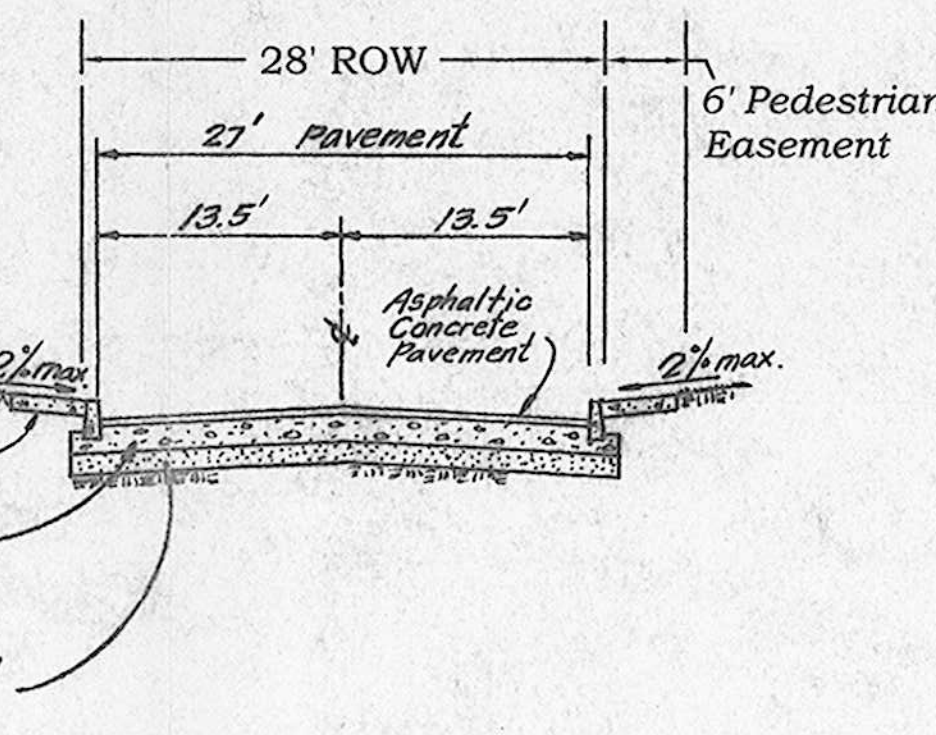
BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY



Sidewalks will be installed in all public and private streets in accordance with UDC 35-506(g).

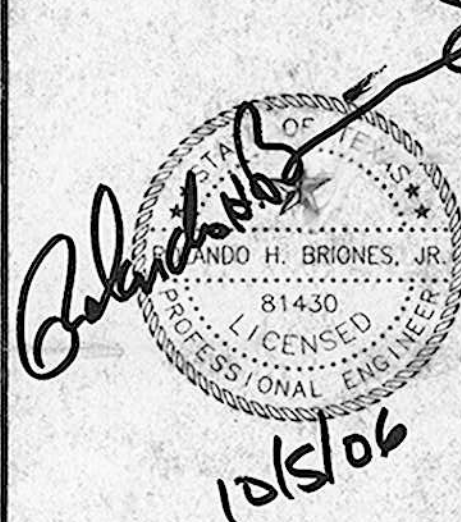
72 ft STREET SECTION  
@ ENTRANCE



27' STREET SECTION

date	description
8-18-05	C.S.A. REVIEW
1-24-06	C.S.A. REVIEW
6-25-06	C.S.A. REVIEW
7-07-06	C.S.A. REVIEW

**BROWN ENGINEERING LTD.**  
CONSULTING & ENGINEERING LTD.  
8118 BROADWAY  
SAN ANTONIO, TX 78209  
(210) 828-1431  
(210) 828-1432 fax



PUD & MASTER DEVELOPMENT PLAN  
LAURA HEIGHTS  
BEXAR COUNTY, TEXAS

DATE: 07-07-06  
JOB No.

1 SHEET OF 1





# City of San Antonio, Texas

Department of Development Services

**TO:** Rolando Briones

**DATE:** October 6, 2006

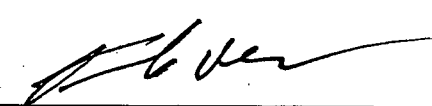
**ADDRESS:** 8118 Broadway  
San Antonio, Texas 78209

**FROM:** Michael O. Herrera, Special Projects Coordinator

**COPIES TO:** File

**SUBJECT:** PUD# 05-035A, Laura Heights

The plat or plan referenced above was considered by the ☐ Planning Commission

  
☒ Interim Assistant Director  
Fernando J. Deleon, P.E.

The following action was taken:

☐ APPROVED  
☒ APPROVED WITH CONDITIONS  
☐ DENIED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

## CONDITIONS OF APPROVAL:

The dedicatory instrument(s) (Legal Instrument) for common areas and facilities must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

**Historic** indicates that:

- The Texas Site Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, the project area is

may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that a qualified professional conduct an archaeological investigation of the property

**DSD – Traffic Impact Analysis & Streets** indicates the following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion date of Laura Heights:

- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- The developer shall be responsible for providing right-turn deceleration lanes as well as left turn lanes, with storage lengths and bay taper for Galm Road as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) – 35-502(a)(7), subsection C.
- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).

**Parks and Recreation** has indicated that amenities to be provided are as follows:

- Playground
- Swimming Pool (2,500 sq.ft.)
- Recreation Center
- Athletic Courts

**Bexar County** states the following improvements will be provided by the developer prior to completion of the Laura Heights Subdivision:

- Secondary access onto the public collector must be secured prior to the approval of any plat or combination of plats exceeding 125 dwelling units.
- All decorative structures shall be placed within private property and not within public right-of-way.
- All traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by Bexar County.

If you have any questions on the approval of this PUD please contact Michael Herrera at 210-207-7038.